

# PLANNING & ZONING COMMISSION



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## March 9, 2022 Meeting Minutes

1. Public Hearing was called to order at 7:01 PM on Application #764 & Text amendment to Section 8.16 of the Zoning Regulations & adjourning at 7:20 PM.
2. **Call to Order:** the Regular Meeting was called to order at 7:21 PM by. S. Stephanski, acting Chairman
3. **Members Present:** Steve Stephanski, David Nieminen, Joe Zonfrilli, Patricia Wray and Alternate Member Brian Muschiano via Zoom, Scott Davidson joined the meeting via Zoom after B. Muschiano was seated.
4. **Seating of Alternate:** B. Muschiano was seated

### **Approval of Minutes:**

Commission members reviewed the minutes of January Meeting. Motion to approve minutes made and seconded (D. Nieminen/J.Zonfrilli). *MOTION PASSED Unanimously*

5. **Addition to the Agenda:** #765 Patrick St. Jean – 80 Preston City Rd.
6. **Citizen Comments:** J. MacBride spoke on behalf of J. Hodge and Cannabis as potential land use in town. J. Hodge spoke regarding her interested in putting her zoning experience to work on behalf of the town she lives in.
7. **Old Business:**

#764 17 Beach Pond Rd. David Andrews: Change of use: building previously a pub to be converted in 3 apartments units (Section 5.21 of Zoning Regulations). Mr. Andrews answered questions regarding his plans for the property. A motion was made and seconded to approve the application with the condition that he provide detailed drawing depicting the well, septic, parking lot and landscaping by (D. Nieminen/J. Zonfrilli) *MOTION PASSED Unanimously*.

Proposed Text Amendment for Cannabis Establishment Moratorium: Applicant Voluntown Planning & Zoning Commission. A brief discussion took place ending with a motion to approve by (S. Davidson/D. Nieminen) *MOTION PASSED Unanimously*.

Vacant Alternate Seat: D. Nieminen opened the discussion speaking in favor of the experience and qualifications presented by Juliet Hodge and the benefit for the town. A new letters of interest was received from William Rose, his application and experience were discussed. A motion was made and seconded (D. Nieminen/P. Wray) to approve her appoint. *MOTION PASSED*. S. Davidson recused himself from voting.

8. **New Business:**

#765 Patrick St. Jean – 80 Preston City Rd. Text Change Multi-family, Village District. A motion was made and seconded to accept the application and schedule a Public Hearing for April 13, 2022 (S. Stephanski/P. Wray) *MOTION PASSED Unanimously*.

Zoning Regulation Text Change for Accessory Apartments. A motion was made and seconded by (S.

Stepanski/P. Wray) to hold a Public Hearing on the subject, April 13, 2022.

**9. Correspondence:**

1. Letter from Judith Allik was received regarding the appointment of J. Hodge to the commission.
2. Letter from First Selectman, Tracey Hanson was received regarding the airing of committee meetings on local television.

**10. ZEO Report:** P. Zvingilas spoke regarding 4 new lots underway on Brown Rd., an issue with rats/trash at dwelling on Lillibridge Ave., a property he's watching on Ekonk Hill Rd. for storage of vehicles against zoning regulations, and a home business application received before the primary residence is in place.

**11. General Planning Discussion:**

An update was given on the last Zoning Regulation workshop and pleas for higher committee member attendance was asked for.

**12. Adjourn:** A motion to adjourn 7:51 PM was made and seconded (P. Wray/D. Nieminen). *MOTION Passed Unanimously*

Approved:

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Chairman/Authorized Signer

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Date